

HALLE FLORIDA COMMUNITY PROPERTY TRUST/HALLE DEBRA
1905 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305141503042100210002WOOD FRAME 1001.1.1000100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060100MKT AREA011031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,81510020051,815350,016FDG42060200525248,598FOP1943020055811,185FSP2164020258616,585FSP28440202511421,984

TOTALS2,9292,325448,368

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,325128.3653213.09495,43420052005009.5090.50

1 SFR CUST100% - 2022Heated Area: 1815HX Base Yr 2022

Floor plan diagram showing building footprint with area labels: BAS 2005, FDG 2005, FSP 2025, FOP 2005.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE448,368TOTAL MARKET OB/XF VALUE79TOTAL LAND VALUE - MARKET300,000TOTAL MARKET VALUE748,447SOH/AGL Deduction147,526ASSESSED VALUE600,921TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE549,510TOTAL JUST VALUE748,447NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE783,404

PERMIT NUMDESCRIPTIONAMTISSUED

2024-0198REMODEL BACK FOP130,00005/22/202420051907H/AC6,00006/06/200520051750NEW CONSTR1,00005/06/200520051716NEW CONSTR2,00005/02/200520051622NEW CONSTR140,00004/18/200520051626DEMOLITION1,00004/18/2005

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2872/7845/20/2026WDUII11100GRANTOR:HALLE JAMES W JR & DEGRANTEE:HALLE FLORIDA COMMUGRANTOR:HALLE DEBRA GRANTEE:HALLE JAMES W JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] N62 W7 S6 W3 S10 D5L5 W25 S37 E5 S4 E6 E9 N2 E5 S2 E15 \$FDG=[YR=2005;ORIG=0,-69] N20 W21 S20 E21 \$FSP=[YR=2025;ORIG=0,-62] N7 W15 S28 U5R5 N10 E3 N6 E7 \$FOP=[YR=2005;ORIG=-29,0] S8 E23 N8 W9 N2 W5 S2 W9 \$FSP=[YR=2025;ORIG=-39,-41] N14 E11 S4 E13 S10 W24 \$

EXTRA FEATURES

2005 NEIGHBOR ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30819CONC 12"01002510.00SF9.509.501002005200538379

LAND DESCRIPTION

TOTAL OB/XF79

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC100R-20.000.0060.00FF1.001.001.005,000.005,000.00300,000

REVIEW DATE02/21/2025BYHS

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS